



MOORSIDE ROAD
FLIXTON

OFFERS OVER

£600,000

 4 BEDROOMS

 2 BATHROOMS

 3 RECEPTIONS

 EPC GRADE:- D



VITALSPACE
INDEPENDENT ESTATE AGENTS

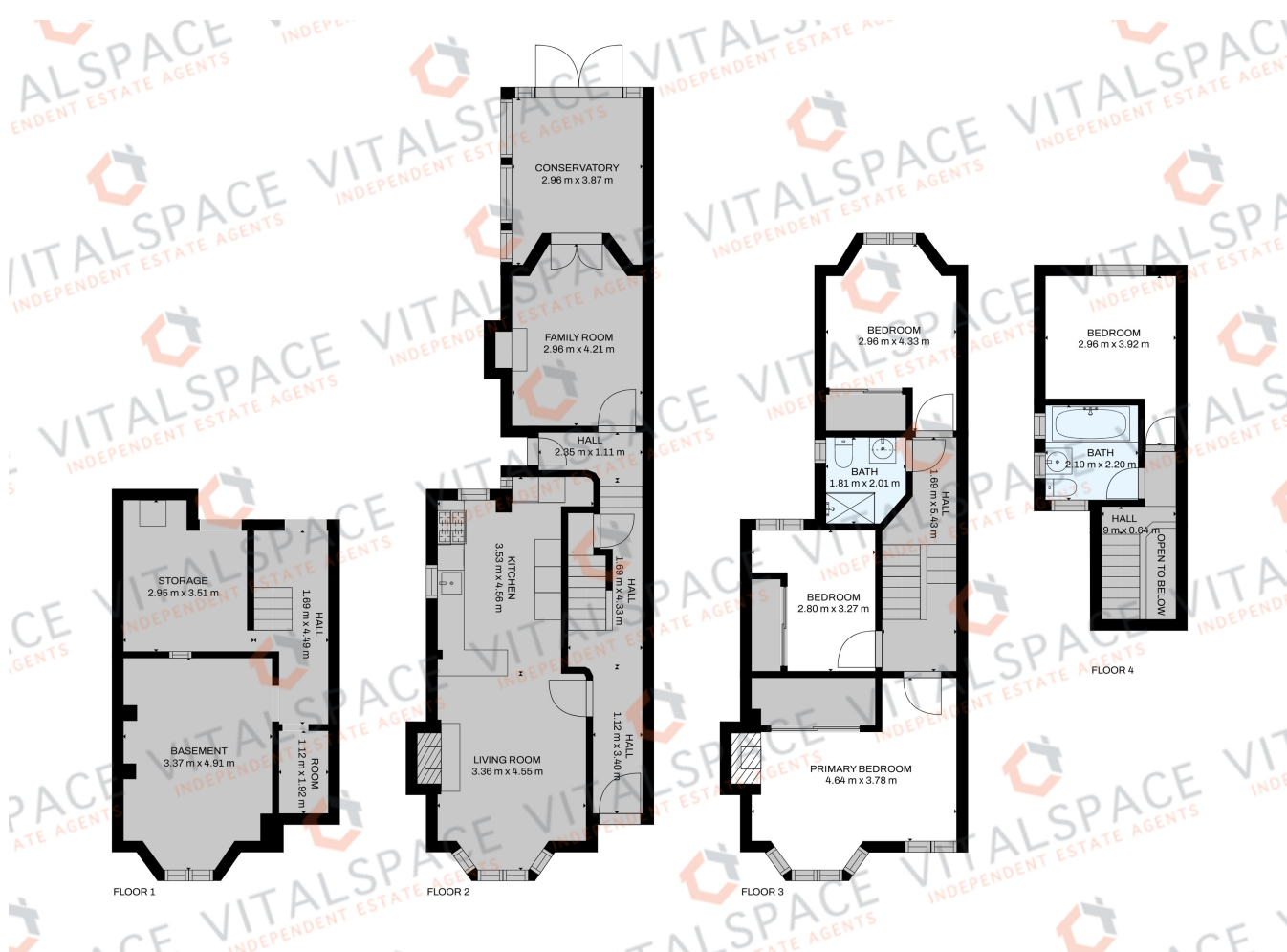


Moorside Road, Flixton, M41 5SD

****VIDEO TOUR** - **A BEAUTIFULLY EXTENDED 2200 SQFT VICTORIAN HOME BOASTING ACCOMMODATION ARRANGED OVER FOUR FLOORS WITH OFF ROAD PARKING** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this delightful FOUR DOUBLE BEDROOM period end terrace property offering tastefully presented and deceptively spacious accommodation arranged over four floors. In recent years this property has been beautifully restored and extended to maximise the original charm alongside a contemporary living arrangement. In brief this attractive property briefly comprises; a warm and welcoming entrance, a bay fronted living room with a feature fireplace which opens into a luxury breakfast kitchen fitted with a host of high gloss base and larder cupboards incorporating a range of integrated appliances including a dishwasher, 'Neff' oven and microwave and a five ring gas hob. A second versatile reception room currently used as a sitting room can be found to the rear of the property which leads into an extended conservatory with double doors opening out into the south facing rear garden. Access into two large cellar chambers can be found from the entrance hallway which provides ideal dry storage space. To the first floor, a split level landing offers entry into a large master bedroom alongside two further double bedrooms and a modern tiled three piece wet room. All three bedrooms on the first floor level also benefit from built in wardrobes. To the second floor, another generously proportioned double bedroom can be found serviced by a three piece family bathroom. Externally, this period property is set back from Moorside Road, accessed via a cobble set driveway. To the rear, a larger than average enclosed south facing garden can be found which is mainly laid to lawn with a paved seating area suitable for a table and chairs during those summer months with a large potting shed offering potential for a home office/studio. A detached garage and drive allowing parking for several vehicles can also be found to the rear of the garden with vehicular access off Marlborough Road. This property is conveniently placed for a range of shopping facilities, highly regarded schools and transport links. An internal inspection is absolutely essential to fully appreciate all that this family residence affords. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.**







Features

- Four double bedrooms
- Period end terrace
- Arranged over four floors
- Approximately 2200 Sq Ft
- Large South facing garden
- Original period features
- Open plan living kitchen
- Useful storage cellars
- Deceptively spacious
- Rear driveway parking
- Detached garage
- Desirable location

Frequently Asked Questions

How long have you owned the property for? Since 2022

When was the roof last replaced? Yes, reroofed with membrane added

How old is the boiler and when was it last inspected? Gas central heating

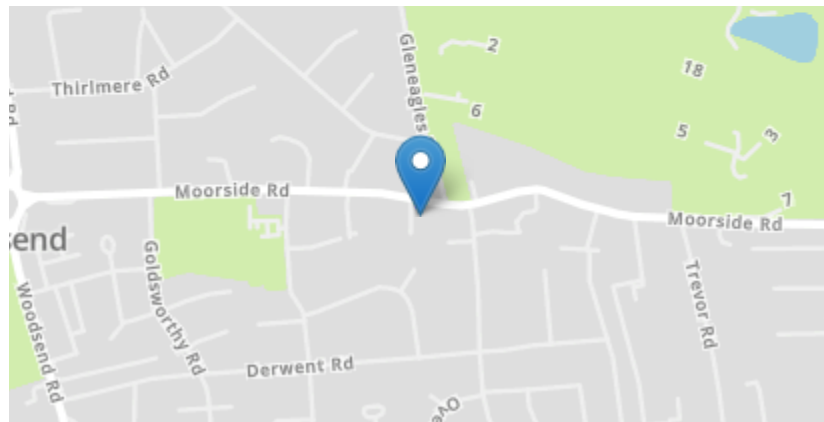
When was the property last rewired? Yes

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Conservatory

Reasons for sale of property? Downsize

If you would like to submit an offer on this property, please visit our website - www.vitalspace.co.uk/offer - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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